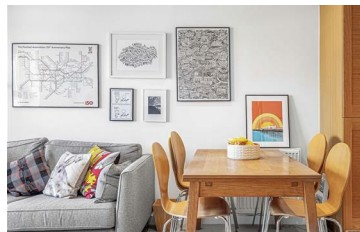




JAMES  
ANDERSON



## TO LET

Scott Avenue, London, SW15

**£2,100 Per Month**

Per Month

A second floor modern apartment measuring 439 Sq ft with a private balcony, lovely views and underground parking. Stafford House is located in Scott Avenue which forms part of the iconic Sir Gilbert Scott development, a former university. This particular flat is well very located within the development and presented in excellent condition throughout. The accommodation comprises an open plan kitchen living room with access to a balcony, double bedroom with fitted wardrobes, floor to ceiling windows and good storage.

The Gilbert Scott Development is set within well manicured grounds and offers both a communal library, gym and secure underground parking. The property lies just to the south east of central Putney with the closest undergrounds being East Putney and Southfields (District Line) and Putney mainline railway station (Waterloo) further away on Putney High Street. There are also various local bus routes.



One Double Bedroom



Modern Bathroom



Reception Room



Modern Open Plan Kitchen



EPC Rating B / Council Tax Band D / Holding Deposit £484.61



Excellent Transport Links



Kingston and Roehampton University



Quiet, Highly Regarded Location



Lovely Views, Private Balcony

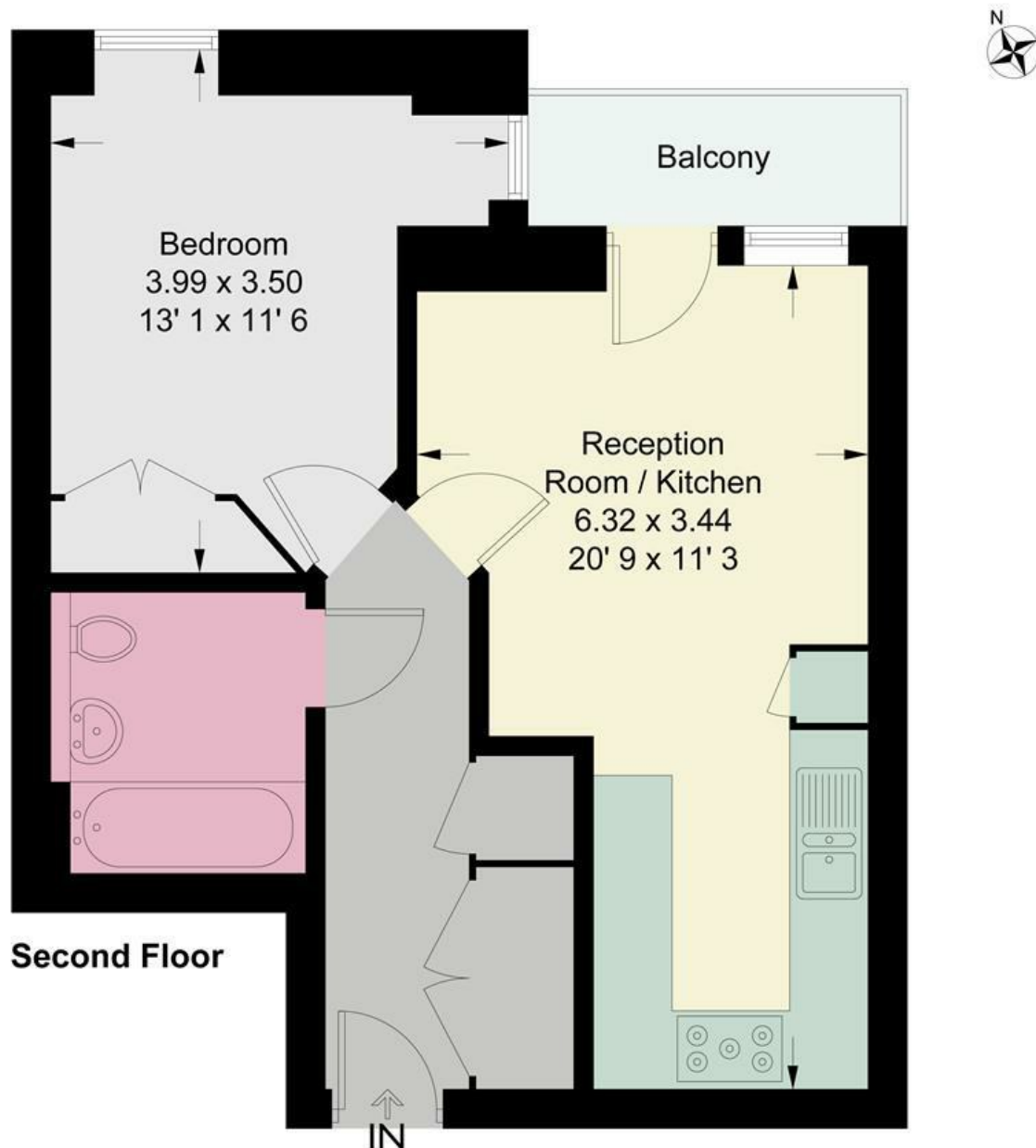


Minimum Term 12 Months / Deposit £2423.07



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential	
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

